

Overlooking Van Cortlandt Park on the east and the Hudson River on the west, on the very crest of a wooded ridge, 300 feet in elevation all the picturesque charm characteristic of Westchester County is to be found. If New York can develop a fashion-shie suburban centre-like other large cutes. Fieldston offers the only possibility.

DELAFIELD ESTATE 27 Cedar Street rel. 277 John. New York.



like this for \$1,600 ON LAKE MAHOPAC, the most beau-ful take in New York State, with perma-ent water rights and boat mooring; one our and a plaff from your business; choice

ning water; pious of from \$500 up.

Photos of exteriors and views of property by mail from N. W. WALKER, Phone Mad. Sq. 9850. 40 West 32d St.,

(NEAR WHITE PLAINS) A well-planned refined home community Hotel Gulf and Country Club Coaching Tennis, Polo Beach Club Splendid Home Opportunity COUNTRY LIFE EXPOSITION

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WALNUT GRANGE SCARSDALE TOWN Eight Minutes Walk from Station

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MONEY FOR BRIDGE CHANGES.

Alteration of Queensboro to Fit Transit Plans to Begin Soon.

The plan and scope committee of the loard of Estimate, of which President McAneny is chairman, is in favor of the appropriation of \$2,500,000 for the odelling of the Queensboro Bridge o fit it for the trains of the dual transit ystem that will operate between Manlattan and Queens. Action by the Board f Estimate in authorizing this stock

the middle of the summer. There is great need of haste in starting work on the bridge because of the rapid progress that is being made on construction of the transit lines in

s expected within a week or so and it s believed the contracts can be let by

MODIFIES FACTORY LAWS.

Legislature Exempts Low Buildings From Certain Requirements.

Owners of several thousand buildings five stories or less in height on Manhattan Island will be very much iterested to learn that the Legislature n Friday passed two bills amending the labor laws with respect to existing buildings used as factories. Low buildhas are relieved of the most exacting

effect last October, because of the stringent provisions with respect to existing structures, placed a heavy of expense on owners, which n many cases was unwarranted. This s been quite generally recogince the laws went into effect. aws being on the statute books, Labor Department found itd to enforce them; and ownobliged to carry them out, penalty of fine and, in case fatality, criminal prosecution.

th local laws and the duplicaexpense was having rulnous In many cases the requirevere mandatory but not specific mfusion was increasing. Many were in a fair way of being Buildings in which only on a was employed were under the gld supervision as factories em-

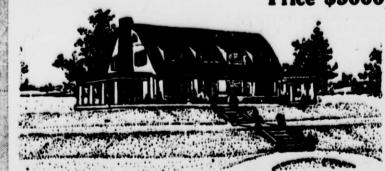
endments, secured through the eal Estate Board of New York after erence with the State Factory Inestigating Commission and the In-

buildings. ndustrial Board such enclosed stair-says are necessary. Ladders may be

Sed instead of stair
Sed instead of sta ed instead of stairways from the top tirely 'new appearance next season,

REAL ESTATE FOR SALE-Westehoster Co. NEW JERSEY REAL ESTATE FOR SALE, NEW JERSEY REAL ESTATE FOR SALE, LONG ISLAND REAL ESTATE FOR SALE, LONG

产于中央的大学的企业的企业 EXCEPTIONAL OFFER Dutch Colonial House Price \$9000



With Water Rights. EASY TERMS - Small Cash Payment - Balance Like Rent Planned by Noted Architect. Ready for Occupancy May 1.
Commands View of 20 to 40 Miles. Near Baltusrol Golf Links.
500 Feet Altitude. Close to Station. Within Hour to Your Business.
On Lackawanna R. R. Over 50 Trains Each Way Daily.

AT BEAUTIFUL, LONG VIEW NEAR AND OVERLOOKING SUMMIT, N. J. \$50,000 Club House. Land and Water Sports of All Kinds.

Public Tennis Courts and Swimming Pool on Property.

City Conveniences and Comforts, with Ideal Country Life.

House faces south and contains huge Living Room, Reception Hall, Dining Room, Butler's Pantry and Kitchen, all on main floor; Six Bedrooms, Three Tiled Baths, Steam Heat, Two Large Fire Places; Finished Basement, Laundry and Store Rooms; Electricity, Beamed Ceilings, Parquet Floors.

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My home, six rooms, bath, pantry on rear, hot water heat; built eighteen months, forced to sell, change of position, \$4,300.00. Your own terms. JACKSON, Carman & Johnson Aves, Scarsdale, or Phone \$200 "Rector," N. Y. City.

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NORTH BROADWAY, YONKERS
3 STORY BRICK HOUSE
Every Improvement. Plot 80x250 ft.
Price 330,000. Terms r/asonably.
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ALONG THE SOUND AND HUDSON and throughout Westchester County. 527 bin Ave., N. Y. Kenneth Ives & Co Hudson River 7 E. 42

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PRIVATE HOME. South Yonkers, 11 rooms, all improvements, to lease, unfurnished; surroundings and location most select and convenient in Yonkers; one hour to N. Y. City Hall via 3 routes within 3 and 5 minutes from the house; house faces Van Cortlandt Park; rent reasonable. Apply on premises during the day, 131 Caryl ave. FOR RENT or for sale, 12 room house plot 55x150: conveniently located in New Rochelle. Mrs. G. D. LEECH, Home Park New Rochelle. N. Y.

HOUSES TO LET-FURNISHED.

The labor laws, which went into first last October, because of the laws.

7 Fast 42d St., N. Y. Tel., Murray Hill 6007. floor balcony to the openings leading to

the roof. Fire escapes may have win-dows with frames and sash covered with metal, instead of metal frames as now required. Gate enclosures of elevators and holstways may be of suitable height, instead of the present compulsory height of 6 feet. The rulings of the Industrial Board will now be made to conform to these amendments.

ROCKAWAY BUNGALOW CENTRE. 482 Planned or Erected on Penin-

sula Since Last Season. With the week's building operations strial Board, were designed to relieve in Queens confined almost exclusively stories and of frame construction and situation without increasing the to dwellings the total equalled the average of recent months, when high totals were brought about by factory opera-Existing buildings of five stories or tions. During the last week not a Neptune avenue south of the Boulevard, ess are exempted from the provision single application was made for a fac-or enclosed stairways as required exits, tory. There were 165 applications for made application for the erection of ten



THIS MODERN RESIDENCE at Plainfield—on Plot 75x130.

16 rooms, bath, laundry, gas and electric lights, parquet floors, bulls in bookasses, and open fireplaces, front and rear staticases. Hot water and not all heating; plazza awnings, storm windows and screens, gas and coal EXECUTOR, 420 Woolworth Building.



A HOME LIKE THIS COST \$4,550

Mountain Cottage For Sale

\$5,000 on easy terms; 7 rooms, tiled bath, plot 100x177; all conveniences; short ride on D. L. & W. R. R. Wellbuilt house; hardwood trim; parquet floors; steam heat, &c. Established community. Principals only. Owner, P. O. Box 675, N. Y. C.

ARE YOU LOOKING for a country home near the city? Builder will sell at sacrifice four handsome houses, six rooms and bath, all improvements; restricted neighborhood; high elevation; just the place for children; near schools and churches; 6 minutes from R. R. station; one block from trolley; 30 minutes from property to New York; small payment down, balance cany monthly instalments; no brokers. B. box 130 Sun office.

judging from the numerous applications made during the winter for bungalows there. With applications for thirty-two buildings of this type last week there have been contemplated or completed since the close of last season 482 buildings of this character.

Some of the more pretentious bunga-lows will be erected by Hirschfield & Robinson on Neptune avenue south of the Boulevard, Rockaway Beach, at a cost of \$800 each. They will be for two families. Martin Blau will erect anter as well as summer occupancy on Dodge avenue south of the Boulevard, Rockaway Beach. They will be two

will cost \$8,500 each. bungalows on Undine avenue south of the Boulevard, Rockway Beach.

Charles F. Dorman will erect one enty-story frame bungalows on Eldert ave-vard.

SUMMER HOME **NEW CASTLE, N. H.**

For sale, or will exchange for Fine Timber lands, Ideal location. Splendid ocean views overlooking Isles of Sheals, Near Portsmouth and Hotel Wentworth. A success every season. 21 guest chambers, 2 pariors, large dining room, large light kitchen, spacious verandas, large grounds. Fries Holou Terms reasonable. ANDREWS, ass Paddock Bidg. Boston, Mass.

FREE AND CLEAR LOT Near Subway Station to excharge for Investment Properties. J. Clarence Davies 49TH STREET AND THIRD AVENUE.

FOR SALE—4 acres land, 14 room house, bath, hot and cold water, artesian well water pumped by gasolene engine; good barn and outbuildings; five minutes walk from Eric railroad station. Inquire box 62, Howells, N.Y. REAL ESTATE FOR SALE

nue south of the Long Island Railroad at Rockaway Beach at a cost of \$300 each, and Bernard Starkey will bungalows two stories and of frame other type of cottage suitable for win- construction on Undine avenue south of the Boulevard at Rockaway Beach at a cost of \$1,500 each.

Carlton-Summerfield Estates (Inc.), which last week leased from the Stern estate a tract on the ocean front Isaac Zaret made application for the erection of twenty-one bungalows on rental of \$120.000, have applied to the Building Bureau for permits for nine one story brick bungalows at a cost of \$2,000 each and seven two story bungalows at a cost of \$2,000 each. These bungalows will be on Beach Seventy-first street south of the Boule-

HALF AN HOUR BY MOTOR CAR from the Queensboro Bridge,

Kensington, Great Neck On Manhasset Bay

A SWIMMING POOL, supplied by a flowing artesian well, in the water front park, is only one of the things that make Kensington one of the most attractive places around New York for a home in the country.

A BATHING BEACH five hundred feet long, a dock for yachts and motor boats in the new harbor at the head of Manhasset Bay, tennis courts for the exclusive use of Kensington home owners, and an eighteenhole golf course within a few minutes' walk are some of the other attractive features.

A SANITARY SEWER SYSTEM, costing nearly \$100,000, and approved by the State Board of Health; four miles of beautiful park drives, eight miles of shaded walks, three miles of water mains, and four miles of underground electric light conduits, constructed at a cost of over \$300,000, are some of the special advantages.

TEN MILES of the most beautiful privet hedge on Long Island, more than twenty thousand flowering shrubs and evergreens, and thirty-five hundred shade trees, in addition to the magnificent native forest trees, give the entire property the appearance of a great country estate.

THIRTY-SIX BEAUTIFUL HOMES, designed by leading architects of country houses, constructed at a cost of over three-quarters of a million dollars, forever establish the architectural character of the prop-

LOCATED ONLY FOUR BLOCKS from the station, the Long Island Railroad electric train service brings Kensington within 29 minutes of the heart of New York, while a line of fast, well-equipped boats from the foot of East 34th Street provides, in the Summer season, one of the most delightful and picturesque trips around New York.

Our beautiful album of colored photographs and our plan for building and financing your home will be sent upon request, together with the finest road map of Long Island ever printed.

Rickert-Finlay Realty Co. 1 West 34th Street Phone 5600 Greeley



Cozy Bungalow, \$5,500 \$500 Cash. **Balance Like Rent**

T NEPONSIT, on the Rockaway Peninsula, a beautiful restricted seashore community right in New York City, it faces the water, on at 40x100. Has six rooms and bath, twood trim, panelled dining room, stry brick fireplace in living room, drooms, kitchen, butter's panty, bathroom, dressing room, shower

water, electric lights, gas, telephone and sewer connections. Compare location and price with any home site on the Atlantic coast. Neponsit will benefit by comparison. Let us tell you of the advantages of Neponsit, the all-year social diversions, the magnificent club house, the refined and cultured residents and of our easy payment plan. Call, write or telephone



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full information address
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6 Beacon St., Room 908, Boston, Mass. CAPE COD COTTAGES WELLFLEEF and TRURO—Quaint, com-ortable, well furnished; situation charming Address Agent. Capitain L. D. Baker Estate, Wellfleet, or 33 Broad St. Tel. Main 6453.

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Elegant nine room apartment, three baths.

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A LOVELY HOME

Somi-detached, brick, 7 rooms and bath steam heat: parquet floors: hardwood trim, elegantly decorated, electric lights, sewer, \$5,500 and up; small payments, 20 YEARS TIME; tew for rent, \$125 to \$35; everything desirable; photos and details mailed on request MANAGER, \$69 Liberty St., New York Phone Cortlandt \$252.

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